



The City of Seattle

Pioneer Square Preservation Board

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PSB 40/19

MINUTES for Wednesday February 6, 2019

Board Members

Lynda Collie
Brendan Donckers
Emily McIntosh
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook, Vice Chair
Kianoush Curran
Carol O'Donnell
Felicia Salcedo

There was no quorum. Quorum is not required for briefings.

020619.1 **APPROVAL OF MINUTES:**
Dec 19, 2018 Deferred.

020619.3 **PRELIMINARY DESIGN BRIEFINGS**

020619.31 **60 Yesler Way**
Briefing regarding new construction

Briefing materials in DON file. Presented by Case Creal.

The applicant showed proposed perforated panel screening shown from 300 feet for departure requested. The applicants preferred entry on Yesler as Western would have a step. They showed view of lights on building on Western. Design team prefers gray brick with change to light mortar; other options include lighter gray base with even lighter and darker above; and, two tones red with one charcoal and different textures. Team prefers no break up of windows because they don't need to have small glass; option to add mullion at same level as spandrel glass. Departures requested

for the loading berth will present that later. He said they haven't decided on art yet; want to find common ground on brick color first.

Board Comments:

Mr. Rolluda said he had no issue with setbacks but was concerned with screening of duct work. He asked for view analysis from further back.

Mr. Donckers asked for view analysis from water as well. He said he thought the east face is not very visible.

Mr. Rolluda cited District Rule 8. He said he didn't see a need for the second screen on the east; the color of the screen may depend on the color of the brick. Regarding Western Avenue, he said he appreciated the way to mitigate concern on corner entrance with two sides and said there needed to be a second entrance on Western.

Mr. Creal said drop off will be on Yesler so their preference will be for just a canopy on Yesler.

Ms. McIntosh said she thought that entries on both Yesler and Western was really important with three empty bays on Western; she said it greatly improves pedestrian-oriented experience.

Mr. Rolluda said he thought two small steps inside is best of the alternative solutions for a Western Ave entrance.

Mr. Donckers agreed an entry off Western was necessary and more attentive to pedestrian use; he had no strong opinion on A or B solution for the step.

Mr. Rolluda prefers entrance on both but how is up to the designers to explore. He said the color of materials are dark and too modern; the building needs to fit in better. He said it stands out too much when looking at red bricks in the background. He suggested eliminating the dark option. He thought the pattern of brick was compatible.

Mr. Donckers said the red is least risky but asked if there is a different red.

Ms. Collie said gray might be too light.

The Board thought they needed to understand better how the proposed colors coordinated with the District. Staff suggested that they take photos of the colors next to neighboring buildings. For example, the red bricks next to the Travelers and Western Hotel, the tan bricks next to the Mutual Life, etc.

Mr. Rolluda said windows are stronger with mullion.

Mr. Rolluda said the horizontal mullion is more like other windows.

Mr. Donckers said the mullion color being black as others is OK.

The applicant agreed and said they would accept adding the mullion.

020619.4 BOARD BUSINESS

020619.41 Alaskan Way Viaduct replacement Program

Noise monitoring plan update

The project is expected to be 6 months long.

Yesler, to Columbia and Columbia in March; rest in June and July. Work to take up to 30 days but that includes the prep time and street restoration time. They said only about 2 weeks of that time will Demolition.

Mr. Donckers asked about dust.

Ms. Manetas said water will be sprayed on viaduct and on equipment to ground but wind could carry dust. She said that they would contain water to clean the construction water. They said that the crew wears air monitors for OSHA so if it safe for the worker it is safe in general. Action will be taken immediately if the sensors detect unsafe levels.

In addition to roof top noise monitors there will be mobile monitor within 50 feet. SDOT limits in Code are 90 decibels. They do not expect all work to be at that level, it will be short. Columbia street has 24/7 permit as but need to be done in 7 days, but they think that they will be able accomplish that without working 24/7. The said there will be a noise monitor on site to monitor and respond to complaints to a 24/7 hot line. Complaints will also be logged and sent to SDCI. They developed plan with public comment.

The Board had not further comment or questions.

020619.42 Sidewalk café regulations update

Alice Nelson and Ellie Smith presented. Ellie Smith said that they are developing new guidelines that will allow more flexibility in to the siting of sidewalk cafes. They will be shortening the clear path of travel to 25 feet. They will be making the fenceless café pilot permanent.

Presentation materials in DON file.

020619.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

020619.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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